

State of Arizona
House of Representatives
Forty-seventh Legislature
Second Regular Session
2006

HOUSE BILL 2820

AN ACT

AMENDING SECTIONS 42-5075, 42-5155 AND 42-5160, ARIZONA REVISED STATUTES;
RELATING TO TAXATION OF MANUFACTURED BUILDINGS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 42-5075, Arizona Revised Statutes, is amended to
3 read:

4 42-5075. Prime contracting classification; exemptions;
5 definitions

6 A. The prime contracting classification is comprised of the business
7 of prime contracting and dealership of manufactured buildings. **SALES FOR**
8 **RESALE TO ANOTHER DEALERSHIP OF MANUFACTURED BUILDINGS ARE NOT SUBJECT TO**
9 **TAX. SALES FOR RESALE DO NOT INCLUDE SALES TO A LESSOR OF MANUFACTURED**
10 **BUILDINGS.** The sale of a used manufactured building is not taxable under
11 this chapter. **THE PROCEEDS FROM ALTERATION AND REPAIRS TO A USED**
12 **MANUFACTURED BUILDING ARE TAXABLE UNDER THIS SECTION.**

13 B. The tax base for the prime contracting classification is sixty-five
14 per cent of the gross proceeds of sales or gross income derived from the
15 business. The following amounts shall be deducted from the gross proceeds of
16 sales or gross income before computing the tax base:

17 1. The sales price of land, which shall not exceed the fair market
18 value.

19 2. Sales and installation of groundwater measuring devices required
20 under section 45-604 and groundwater monitoring wells required by law,
21 including monitoring wells installed for acquiring information for a permit
22 required by law.

23 3. The sales price of furniture, furnishings, fixtures, appliances,
24 and attachments that are not incorporated as component parts of or attached
25 to a manufactured building or the setup site. The sale of such items may be
26 subject to the taxes imposed by article 1 of this chapter separately and
27 distinctly from the sale of the manufactured building.

28 4. The gross proceeds of sales or gross income received from a
29 contract entered into for the construction, alteration, repair, addition,
30 subtraction, improvement, movement, wrecking or demolition of any building,
31 highway, road, railroad, excavation, manufactured building or other
32 structure, project, development or improvement located in a military reuse
33 zone for providing aviation or aerospace services or for a manufacturer,
34 assembler or fabricator of aviation or aerospace products within an active
35 military reuse zone after the zone is initially established or renewed under
36 section 41-1531. To be eligible to qualify for this deduction, before
37 beginning work under the contract, the prime contractor must have applied for
38 a letter of qualification from the department of revenue.

39 5. The gross proceeds of sales or gross income derived from a contract
40 to construct a qualified environmental technology manufacturing, producing or
41 processing facility, as described in section 41-1514.02, and from subsequent
42 construction and installation contracts that begin within ten years after the
43 start of initial construction. To qualify for this deduction, before
44 beginning work under the contract the prime contractor must obtain a letter
45 of qualification from the department of revenue. This paragraph shall apply

1 for ten full consecutive calendar or fiscal years after the start of initial
2 construction.

3 6. The gross proceeds of sales or gross income from a contract to
4 provide for one or more of the following actions, or a contract for site
5 preparation, constructing, furnishing or installing machinery, equipment or
6 other tangible personal property, including structures necessary to protect
7 exempt incorporated materials or installed machinery or equipment, and
8 tangible personal property incorporated into the project, to perform one or
9 more of the following actions in response to a release or suspected release
10 of a hazardous substance, pollutant or contaminant from a facility to the
11 environment, unless the release was authorized by a permit issued by a
12 governmental authority:

13 (a) Actions to monitor, assess and evaluate such a release or a
14 suspected release.

15 (b) Excavation, removal and transportation of contaminated soil and
16 its treatment or disposal.

17 (c) Treatment of contaminated soil by vapor extraction, chemical or
18 physical stabilization, soil washing or biological treatment to reduce the
19 concentration, toxicity or mobility of a contaminant.

20 (d) Pumping and treatment or in situ treatment of contaminated
21 groundwater or surface water to reduce the concentration or toxicity of a
22 contaminant.

23 (e) The installation of structures, such as cutoff walls or caps, to
24 contain contaminants present in groundwater or soil and prevent them from
25 reaching a location where they could threaten human health or welfare or the
26 environment.

27 This paragraph does not include asbestos removal or the construction or use
28 of ancillary structures such as maintenance sheds, offices or storage
29 facilities for unattached equipment, pollution control equipment, facilities
30 or other control items required or to be used by a person to prevent or
31 control contamination before it reaches the environment.

32 7. The gross proceeds of sales or gross income that is derived from a
33 contract entered into for the installation, assembly, repair or maintenance
34 of machinery, equipment or other tangible personal property that is deducted
35 from the tax base of the retail classification pursuant to section 42-5061,
36 subsection B, or that is exempt from use tax pursuant to section 42-5159,
37 subsection B, and that does not become a permanent attachment to a building,
38 highway, road, railroad, excavation or manufactured building or other
39 structure, project, development or improvement. If the ownership of the
40 realty is separate from the ownership of the machinery, equipment or tangible
41 personal property, the determination as to permanent attachment shall be made
42 as if the ownership were the same. The deduction provided in this paragraph
43 does not include gross proceeds of sales or gross income from that portion of
44 any contracting activity which consists of the development of, or
45 modification to, real property in order to facilitate the installation,

1 assembly, repair, maintenance or removal of machinery, equipment or other
2 tangible personal property that is deducted from the tax base of the retail
3 classification pursuant to section 42-5061, subsection B or that is exempt
4 from use tax pursuant to section 42-5159, subsection B. For the purposes of
5 this paragraph, "permanent attachment" means at least one of the following:

6 (a) To be incorporated into real property.

7 (b) To become so affixed to real property that it becomes a part of
8 the real property.

9 (c) To be so attached to real property that removal would cause
10 substantial damage to the real property from which it is removed.

11 8. The gross proceeds of sales or gross income received from a
12 contract for constructing any lake facility development in a commercial
13 enhancement reuse district that is designated pursuant to section 9-499.08 if
14 the prime contractor maintains the following records in a form satisfactory
15 to the department and to the city or town in which the property is located:

16 (a) The certificate of qualification of the lake facility development
17 issued by the city or town pursuant to section 9-499.08, subsection D.

18 (b) All state and local transaction privilege tax returns for the
19 period of time during which the prime contractor received gross proceeds of
20 sales or gross income from a contract to construct a lake facility
21 development in a designated commercial enhancement reuse district, showing
22 the amount exempted from state and local taxation.

23 (c) Any other information that the department considers to be
24 necessary.

25 9. The gross proceeds of sales or gross income attributable to the
26 purchase of machinery, equipment or other tangible personal property that is
27 exempt from or deductible from transaction privilege and use tax under:

28 (a) Section 42-5061, subsection A, paragraph 25 or 29.

29 (b) Section 42-5061, subsection B.

30 (c) Section 42-5159, subsection A, paragraph 13, subdivision (a), (b),
31 (c), (d), (e), (f), (i), (j) or (l).

32 (d) Section 42-5159, subsection B.

33 10. The gross proceeds of sales or gross income received from a
34 contract for the construction of an environmentally controlled facility for
35 the raising of poultry for the production of eggs and the sorting, cooling
36 and packaging of eggs.

37 11. The gross proceeds of sales or gross income that is derived from a
38 contract entered into with a person who is engaged in the commercial
39 production of livestock, livestock products or agricultural, horticultural,
40 viticultural or floricultural crops or products in this state for the
41 construction, alteration, repair, improvement, movement, wrecking or
42 demolition or addition to or subtraction from any building, highway, road,
43 excavation, manufactured building or other structure, project, development or
44 improvement used directly and primarily to prevent, monitor, control or
45 reduce air, water or land pollution.

1 12. The gross proceeds of sales or gross income that is derived from
2 the installation, assembly, repair or maintenance of clean rooms that are
3 deducted from the tax base of the retail classification pursuant to section
4 42-5061, subsection B, paragraph 17.

5 13. For taxable periods beginning from and after June 30, 2001, the
6 gross proceeds of sales or gross income derived from a contract entered into
7 for the construction of a residential apartment housing facility that
8 qualifies for a federal housing subsidy for low income persons over sixty-two
9 years of age and that is owned by a nonprofit charitable organization that
10 has qualified under section 501(c)(3) of the internal revenue code.

11 14. For taxable periods beginning from and after December 31, 1996 and
12 ending before January 1, 2011, the gross proceeds of sales or gross income
13 derived from a contract to provide and install a solar energy device. The
14 deduction shall not exceed five thousand dollars for each contract. Before
15 deducting any amount under this paragraph, the contractor shall register with
16 the department as a solar energy contractor. By registering, the contractor
17 acknowledges that it will make its books and records relating to sales of
18 solar energy devices available to the department for examination.

19 15. The gross proceeds of sales or gross income derived from a contract
20 entered into for the construction of a launch site, as defined in 14 Code of
21 Federal Regulations section 401.5.

22 16. The gross proceeds of sales or gross income derived from a contract
23 entered into for the construction of a domestic violence shelter that is
24 owned and operated by a nonprofit charitable organization that has qualified
25 under section 501(c)(3) of the internal revenue code.

26 17. The gross proceeds of sales or gross income derived from contracts
27 to perform postconstruction treatment of real property for termite and
28 general pest control, including wood destroying organisms.

29 18. The gross proceeds of sales or gross income received from contracts
30 entered into before July 1, 2006 for constructing a state university research
31 infrastructure project if the project has been reviewed by the joint
32 committee on capital review before the university enters into the
33 construction contract for the project. For the purposes of this paragraph,
34 "research infrastructure" has the same meaning prescribed in section 15-1670.

35 19. The gross proceeds of sales or gross income received from a
36 contract for the construction of any building, or other structure, project,
37 development or improvement owned by a qualified business under section
38 41-1516 for harvesting or the initial processing of qualifying forest
39 products removed from qualifying projects as defined in section 41-1516 if
40 actual construction begins before January 1, 2010. To qualify for this
41 deduction, the prime contractor must obtain a letter of qualification from
42 the department of commerce before beginning work under the contract.

43 20. The gross proceeds of sales or gross income received from a
44 contract for the construction of any building or other structure associated
45 with motion picture production in this state. To qualify for the deduction,

1 at the time the contract is entered into the motion picture production
2 company must present to the prime contractor its certificate that is issued
3 pursuant to section 42-5009, subsection H and that establishes its
4 qualification for the deduction.

5 C. Entitlement to the deduction pursuant to subsection B, paragraph 7
6 of this section is subject to the following provisions:

7 1. A prime contractor may establish entitlement to the deduction by
8 both:

9 (a) Marking the invoice for the transaction to indicate that the gross
10 proceeds of sales or gross income derived from the transaction was deducted
11 from the base.

12 (b) Obtaining a certificate executed by the purchaser indicating the
13 name and address of the purchaser, the precise nature of the business of the
14 purchaser, the purpose for which the purchase was made, the necessary facts
15 to establish the deductibility of the property under section 42-5061,
16 subsection B, and a certification that the person executing the certificate
17 is authorized to do so on behalf of the purchaser. The certificate may be
18 disregarded if the prime contractor has reason to believe that the
19 information contained in the certificate is not accurate or complete.

20 2. A person who does not comply with paragraph 1 of this subsection
21 may establish entitlement to the deduction by presenting facts necessary to
22 support the entitlement, but the burden of proof is on that person.

23 3. The department may prescribe a form for the certificate described
24 in paragraph 1, subdivision (b) of this subsection. The department may also
25 adopt rules that describe the transactions with respect to which a person is
26 not entitled to rely solely on the information contained in the certificate
27 provided in paragraph 1, subdivision (b) of this subsection but must instead
28 obtain such additional information as required in order to be entitled to the
29 deduction.

30 4. If a prime contractor is entitled to a deduction by complying with
31 paragraph 1 of this subsection, the department may require the purchaser who
32 caused the execution of the certificate to establish the accuracy and
33 completeness of the information required to be contained in the certificate
34 which would entitle the prime contractor to the deduction. If the purchaser
35 cannot establish the accuracy and completeness of the information, the
36 purchaser is liable in an amount equal to any tax, penalty and interest which
37 the prime contractor would have been required to pay under article 1 of this
38 chapter if the prime contractor had not complied with paragraph 1 of this
39 subsection. Payment of the amount under this paragraph exempts the purchaser
40 from liability for any tax imposed under article 4 of this chapter. The
41 amount shall be treated as a transaction privilege tax to the purchaser and
42 as tax revenues collected from the prime contractor in order to designate the
43 distribution base for purposes of section 42-5029.

44 D. Subcontractors or others who perform services in respect to any
45 improvement, building, highway, road, railroad, excavation, manufactured

1 building or other structure, project, development or improvement are not
 2 subject to tax if they can demonstrate that the job was within the control of
 3 a prime contractor or contractors or a dealership of manufactured buildings
 4 and that the prime contractor or dealership is liable for the tax on the
 5 gross income, gross proceeds of sales or gross receipts attributable to the
 6 job and from which the subcontractors or others were paid.

7 E. Amounts received by a contractor for a project are excluded from
 8 the contractor's gross proceeds of sales or gross income derived from the
 9 business if the person who hired the contractor executes and provides a
 10 certificate to the contractor stating that the person providing the
 11 certificate is a prime contractor and is liable for the tax under article 1
 12 of this chapter. The department shall prescribe the form of the certificate.
 13 If the contractor has reason to believe that the information contained on the
 14 certificate is erroneous or incomplete, the department may disregard the
 15 certificate. If the person who provides the certificate is not liable for
 16 the tax as a prime contractor, that person is nevertheless deemed to be the
 17 prime contractor in lieu of the contractor and is subject to the tax under
 18 this section on the gross receipts or gross proceeds received by the
 19 contractor.

20 F. Every person engaging or continuing in this state in the business
 21 of prime contracting or dealership of manufactured buildings shall present to
 22 the purchaser of such prime contracting or manufactured building a written
 23 receipt of the gross income or gross proceeds of sales from such activity and
 24 shall separately state the taxes to be paid pursuant to this section.

25 G. For the purposes of section 42-5032.01, the department shall
 26 separately account for revenues collected under the prime contracting
 27 classification from any prime contractor engaged in the preparation or
 28 construction of a multipurpose facility, and related infrastructure, that is
 29 owned, operated or leased by the tourism and sports authority pursuant to
 30 title 5, chapter 8.

31 H. The gross proceeds of sales or gross income derived from a contract
 32 for lawn maintenance services are not subject to tax under this section if
 33 the contract does not include landscaping activities. Lawn maintenance
 34 service is a service pursuant to section 42-5061, subsection A, paragraph 1,
 35 and includes lawn mowing and edging, weeding, repairing sprinkler heads or
 36 drip irrigation heads, seasonal replacement of flowers, refreshing gravel,
 37 lawn de-thatching, seeding winter lawns, leaf and debris collection and
 38 removal, tree or shrub pruning or clipping, garden and gravel raking and
 39 applying pesticides, as defined in section 3-361, and fertilizer materials,
 40 as defined in section 3-262.

41 I. The gross proceeds of sales or gross income derived from
 42 landscaping activities are subject to tax under this section. Landscaping
 43 includes installing lawns, grading or leveling ground, installing gravel or
 44 boulders, planting trees and other plants, felling trees, removing or
 45 mulching tree stumps, removing other imbedded plants, building or modifying

1 irrigation berms, repairing sprinkler or watering systems, installing
2 railroad ties and installing underground sprinkler or watering systems.

3 J. The portion of gross proceeds of sales or gross income attributable
4 to the actual direct costs of providing architectural or engineering services
5 that are incorporated in a contract is not subject to tax under this
6 section. For the purposes of this subsection, "direct costs" means the
7 portion of the actual costs that are directly expended in providing
8 architectural or engineering services.

9 K. THE FOLLOWING APPLIES TO MANUFACTURED BUILDINGS:

10 1. FOR SALES IN THIS STATE WHERE THE DEALER OF MANUFACTURED BUILDINGS
11 CONTRACTS TO DELIVER THE BUILDING TO A SETUP SITE OR TO PERFORM THE SETUP IN
12 THIS STATE, THE TAXABLE SITUS IS THE SETUP SITE.

13 2. FOR SALES IN THIS STATE WHERE THE DEALER OF MANUFACTURED BUILDINGS
14 DOES NOT CONTRACT TO DELIVER THE BUILDING TO A SETUP SITE OR DOES NOT PERFORM
15 THE SETUP, THE TAXABLE SITUS IS THE LOCATION OF THE DEALERSHIP WHERE THE
16 BUILDING IS DELIVERED TO THE BUYER.

17 3. FOR SALES IN THIS STATE WHERE THE DEALER OF MANUFACTURED BUILDINGS
18 CONTRACTS TO DELIVER THE BUILDING TO A SETUP SITE THAT IS OUTSIDE THIS STATE,
19 THE SITUS IS OUTSIDE THIS STATE AND THE TRANSACTION IS EXCLUDED FROM TAX.

20 ~~K.~~ L. For the purposes of this section:

21 1. "Contracting" means engaging in business as a contractor.

22 2. "Contractor" is synonymous with the term "builder" and means any
23 person, firm, partnership, corporation, association or other organization, or
24 a combination of any of them, that undertakes to or offers to undertake to,
25 or purports to have the capacity to undertake to, or submits a bid to, or
26 does personally or by or through others, construct, alter, repair, add to,
27 subtract from, improve, move, wreck or demolish any building, highway, road,
28 railroad, excavation, manufactured building or other structure, project,
29 development or improvement, or to do any part of such a project, including
30 the erection of scaffolding or other structure or works in connection with
31 such a project, and includes subcontractors and specialty contractors. For
32 all purposes of taxation or deduction, this definition shall govern without
33 regard to whether or not such contractor is acting in fulfillment of a
34 contract.

35 3. "Dealership of manufactured buildings" means a dealer who either:

36 (a) Is licensed pursuant to title 41, chapter 16 and who sells ~~at~~
37 ~~retail~~ manufactured buildings TO THE FINAL CONSUMER.

38 (b) Supervises, performs or coordinates the excavation and completion
39 of site improvements, setup or moving of a manufactured building including
40 the contracting, if any, with any subcontractor or specialty contractor for
41 the completion of the contract.

42 4. "Manufactured building" means a manufactured home, mobile home or
43 factory-built building, as defined in section 41-2142.

44 5. "Prime contracting" means engaging in business as a prime
45 contractor.

1 6. "Prime contractor" means a contractor who supervises, performs or
2 coordinates the construction, alteration, repair, addition, subtraction,
3 improvement, movement, wreckage or demolition of any building, highway, road,
4 railroad, excavation, manufactured building or other structure, project,
5 development or improvement including the contracting, if any, with any
6 subcontractors or specialty contractors and who is responsible for the
7 completion of the contract.

8 7. "Sale of a used manufactured building" does not include a lease of
9 a used manufactured building.

10 Sec. 2. Section 42-5155, Arizona Revised Statutes, is amended to read:

11 42-5155. Levy of tax; tax rate; purchaser's liability

12 A. There is levied and imposed an excise tax on the storage, use or
13 consumption in this state of tangible personal property purchased from a
14 retailer or utility business, as a percentage of the sales price. A
15 MANUFACTURED BUILDING PURCHASED OUTSIDE THIS STATE AND SETUP IN THIS STATE IS
16 SUBJECT TO TAX UNDER THIS SECTION AND IN THIS CASE THE PERCENTAGE IS
17 SIXTY-FIVE PER CENT OF THE SALES PRICE.

18 B. The tax imposed by this section applies to any purchaser which
19 purchased tangible personal property for resale but subsequently uses or
20 consumes the property.

21 C. The tax rate shall equal the rate of tax prescribed by section
22 42-5010, subsection A as applied to retailers and utility businesses
23 according to the respective classification under articles 1 and 2 of this
24 chapter for the same type of transaction or business activity.

25 D. In addition to the rate prescribed by subsection C of this section,
26 if approved by the qualified electors voting at a statewide general election,
27 an additional rate increment of six-tenths of one per cent is imposed and
28 shall be collected through June 30, 2021. The taxpayer shall pay taxes
29 pursuant to this subsection at the same time and in the same manner as under
30 subsection C of this section. The department shall separately account for the
31 revenues collected with respect to the rate imposed pursuant to this
32 subsection, and the state treasurer shall pay all of those revenues in the
33 manner prescribed by section 42-5029, subsection E.

34 E. Every person storing, using or consuming in this state tangible
35 personal property purchased from a retailer or utility business is liable for
36 the tax. The person's liability is not extinguished until the tax has been
37 paid to this state.

38 F. A receipt from a retailer or utility business that maintains a
39 place of business in this state or from a retailer or utility business that
40 is authorized by the department to collect the tax, under such rules as it
41 may prescribe, and that is for the purposes of this article regarded as a
42 retailer or utility business maintaining a place of business in this state,
43 given to the purchaser as provided in section 42-5161 is sufficient to
44 relieve the purchaser from further liability for the tax to which the receipt
45 refers.

1 Sec. 3. Section 42-5160, Arizona Revised Statutes, is amended to read:

2 42-5160. Liability for tax

3 Any person who uses, stores or consumes any tangible personal property
4 upon which a tax is imposed by this article and upon which the tax has not
5 been collected by a registered retailer or utility business shall pay the tax
6 as provided by this article, but every retailer and utility business
7 maintaining a place of business in this state and making sales of tangible
8 personal property for storage, use or other consumption in this state shall
9 collect the tax from the purchaser or user unless the property is exempt
10 under this article or the purchaser or user pays the tax directly to the
11 department as provided by section 42-5167. IN THE CASE OF A MANUFACTURED
12 BUILDING THAT IS PURCHASED FROM A DEALER OUTSIDE THIS STATE AND BROUGHT INTO
13 THIS STATE, ANY PERSON WHO IS HIRED TO SETUP THE MANUFACTURED BUILDING AND
14 WHO IS LICENSED PURSUANT TO TITLE 41, CHAPTER 16, ARTICLE 4 SHALL COLLECT THE
15 TAX FROM THE OWNER AND REMIT THE TAX WITH ANY TAX THAT IS DUE UNDER THE PRIME
16 CONTRACTING CLASSIFICATION.

17 Sec. 4. Intent

18 It is the intent of this legislature, by this act, to clarify existing
19 law on the situs and collection of transaction privilege tax on manufactured
20 buildings.